

A public hearing and the regular meeting of the Farr West Planning Commission was held on Thursday, October 11, 2012 at 7:00 p.m. at the city hall. Commission Members present were Bill Malone, John Stewart, Phil Owen, Boyd Ferrin and Bonnie Beal. Josh Blazzard was excused. Lindsay Stratford, Tom Burkland, Paul Dinsdale, Ava Painter, Tim Shupe, Lee Dickemore, Cecil Satterthwaite, Randy Chambers, Karla Chambers, Debbie Larsen, Michael Munsee, Justin Wadman, Priscilla Wadman, Elaine Hales, Brent Hales, Merlin Ward, Dan Miller, Lou Best, Ken Phippen and Mike Beal were also present.

Bill Malone called the meeting to order. Phil Owen led in the Pledge of Allegiance. John Stewart offered a prayer.

Public Hearing as Advertised - Discuss and/or act upon the intent of the legislative body to Re-zone the M&S Holdings Property located at approximately 2200 North 2600 West, parcel numbers 19-039-0143, 19-039-0056 and 19-039-0052, from the A-1 Zone to the R-1-15 Zone

Cecil Satterthwaite stated the property located on the south side of the Miya Meadows subdivision. Mr. Satterthwaite stated they have previously had issues with the Plain City canal but they have resolved those issues by granting the canal company access on both the north and south side of canal for maintenance. Bonnie Beal asked how soon they would like to develop the property. Mr. Satterthwaite stated the first step is gaining approval of the rezone, commenting the rest of the process will be market driven. Ken Phippen stated that as a resident, he does not have a problem with this request for rezone because it is in accordance with the general plan.

#1 - Motion - Close Public Hearing and Proceed with Regular Meeting

**JOHN STEWART MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#2 - Follow-up and Approval of Minutes dated September 13, 2012

**JOHN STEWART MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 13, 2012. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.**

#3 - Report from City Council

Councilman Tom Burkland was present to report the City Council approved business licenses for Fish & On LLC, Intermountain Mini Trucks and Del Taco. Tom then reported the city has created a personnel committee to update the current personnel policy and complete a salary survey. The council then reported on their assignments and discussed the Weber County Sheriff's office contract for the next fiscal year. The council went on to meet with Sheriff Thompson on Monday to discuss the contract more in depth. Tom commented the council has made an informal agreement with the county but will continue to work on the specifics. Tom commented we will most likely address this again in April of next year.

#4 - Motion - Recommendation of a Re-zone of the Valeo Management Property located at

approximately 2200 North 2600 West, parcel numbers 19-039-0143, 19-039-0056 and 19-039-0052, from the A-1 Zone to the R-1-15 Zone

**JOHN STEWART MOTIONED TO APPROVE AND RECOMMEND THE RE-ZONE OF THE M&S HOLDINGS PROPERTY LOCATED AT APPROXIMATELY 2200 NORTH 2600 WEST, PARCEL NUMBERS 19-039-0143, 19-039-0056 AND 19-039-0052, FROM THE A-1 ZONE TO THE R-1-15 ZONE. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.**

#5 - Motion - Recommendation of a Re-zone of the property located at 2375 North 2000 West, parcel number 19-039-0068, from the R-1-15 Zone to C-2 Commercial Zone - R. Ray Ward Construction Company

Randy Chambers was present seeking a re-zone of the property located at 2375 North 2000 West. Mr. Chambers stated once they discovered the rich history of the home, they decided to move their office from the property next door and will now try and rent the existing office.

**BOYD FERRIN MOTIONED TO SET A PUBLIC HEARING FOR NOVEMBER 8, 2012 TO CONSIDER THE REQUEST FOR RE-ZONE OF THE PROPERTY LOCATED AT 2375 NORTH 2000 WEST, FROM THE R-1-15 ZONE TO THE C-2 COMMERCIAL ZONE. JOHN STEWART SECONDED THE MOTION, ALL VOTING AYE.**

#6 - Motion - Preliminary and Final Approval of Debbie Larsen 2-lot Subdivision located at 1864 North 2500 West - Debbie Larsen

Debbie Larsen was present seeking preliminary and final approval of a 2-lot subdivision located at 1864 North 2500 West. Ms. Larsen stated she would like to split her existing lot for the last time. John Stewart asked about the plat showing a sewer line going through two of the lots. Ms. Larsen stated that was incorrect and has since been fixed, commenting the line goes from the house directly to the main line on the street. John Stewart stated that was the only question he had from the engineer's review.

**JOHN STEWART MOTIONED TO RECOMMEND PRELIMINARY AND FINAL APPROVAL OF THE DEBBIE LARSEN 2-LOT SUBDIVISION LOCATED AT 1864 NORTH 2500 WEST. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.**

#7 - Motion - Site Plan Approval and Request for Conditional Use for Rocky Mountain Truck Parts located at 3700 North 2000 West - Michael Munsee

Michael Munsee was present seeking site plan approval and a conditional use permit for Rocky Mountain Truck Parts. John Stewart stated the only thing he saw missing was the description on the landscaping but commented he talked with Mr. Munsee and commented he does meet the landscaping requirements.

**JOHN STEWART MOTIONED TO SET A PUBLIC HEARING FOR NOVEMBER 8, 2012 TO CONSIDER THE REQUEST FOR A CONDITIONAL USE PERMIT FOR**

**ROCKY MOUNTAIN TRUCK PARTS LOCATED AT 3700 NORTH 2000 WEST.  
BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.**

#8 - Discussion/Action - Sensitive Lands Ordinance

**JOHN STEWART MOTIONED TO SET A PUBLIC HEARING FOR NOVEMBER 8,  
2012 TO CONSIDER APPROVAL OF THE SENSITIVE LANDS ORDINANCE. BOYD  
FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#9 - Adjournment

**AT 7:36 P.M., JOHN STEWART MOTIONED TO ADJOURN THE MEETING. PHIL  
OWEN SECONDED THE MOTION, ALL VOTING AYE.**

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Lindsay Stratford, Recorder

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Josh Blazzard, Chairman

Date Approved: \_\_\_\_\_